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MEMORANDUM

TO: Distribution List

FROM: Emel Hadzipasic
Harbor Planning and Development

DATE: August 30, 1988

SUBJECT: HARBORWALK - FORT POINT CHANNEL

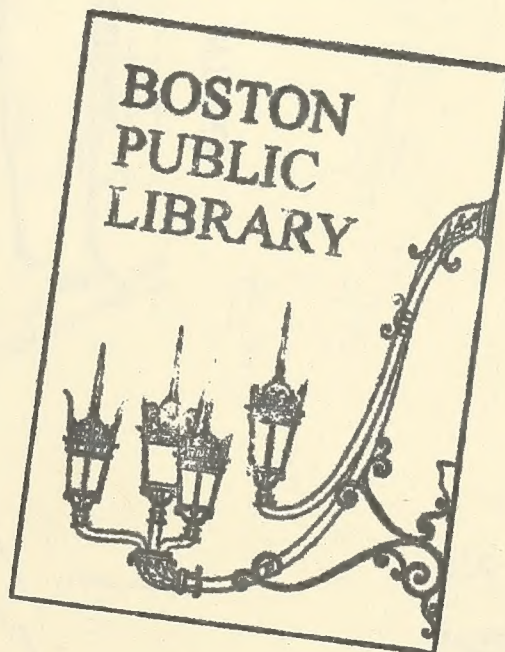
Attached, for your review and comments, is the text of the preliminary Harborwalk Conceptual Plan prepared by Deepti Nijhawan for Basins D, E, F and G of the Fort Point Channel District (new area added to the report Harborwalk Guidelines for Phase 1). Also enclosed, for your reference, is the text of the Conceptual Plan for Basins A, B and C as presented in the previously reviewed Draft #1 of the report.

I would appreciate receiving your comments by the end of Friday, September 2.

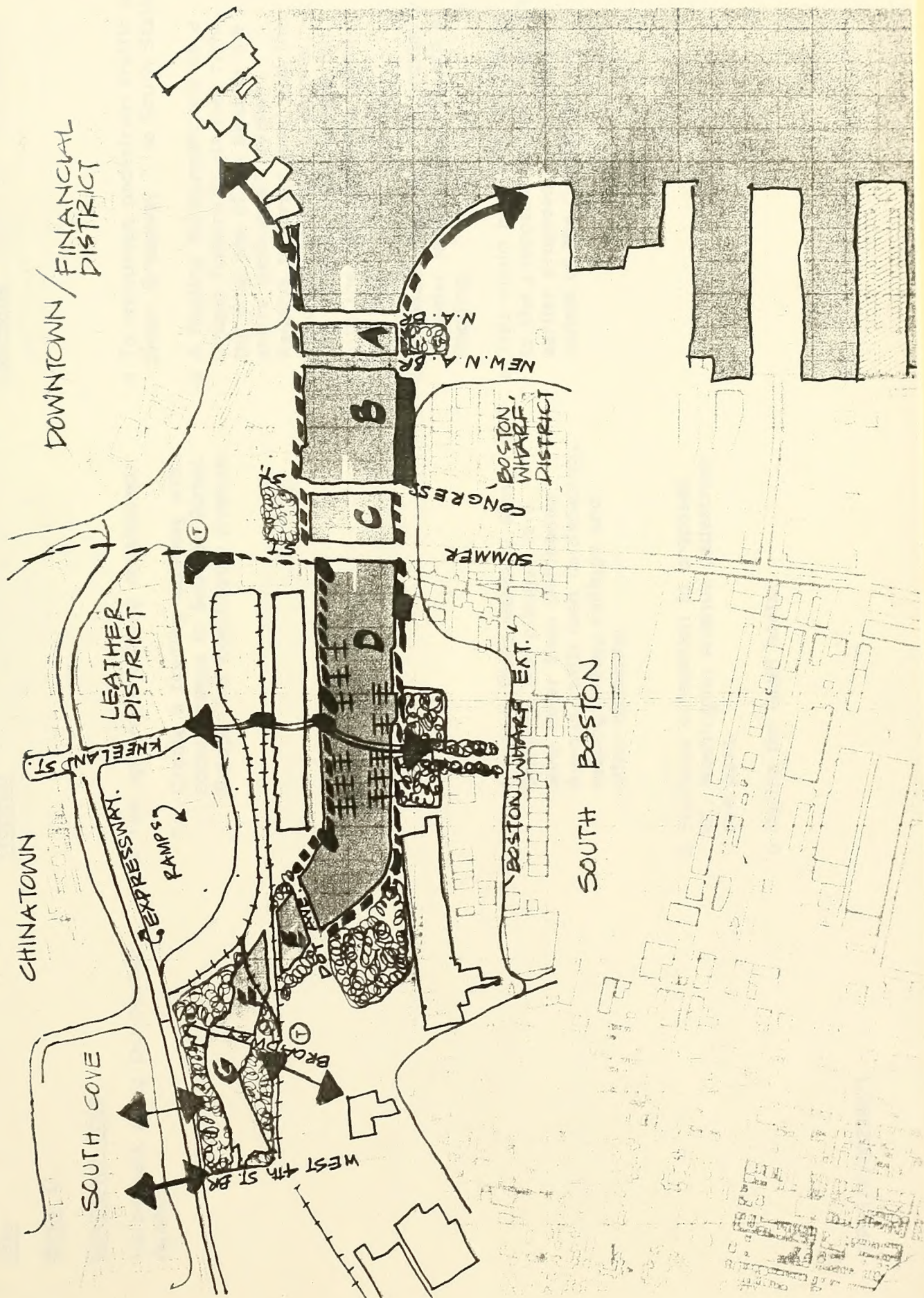
Thank you.


Distribution:

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T. Ennen
✓ K. Huang
L. Koff
J. Leigh
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E. Roche
M. Schwartz
P. Todisco









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FORT POINT CHANNEL DISTRICT

<u>Site</u>	<u>Proposal</u>	<u>Comments</u>
Basin D		
<u>Downtown Edge</u>		
Harborwalk along Dorchester Avenue	<ul style="list-style-type: none">o Two options are being considered:<ul style="list-style-type: none">1) Create a floating walkway with access ramps to Summer Street Bridge and Dorchester Avenue. <p>or</p> <ul style="list-style-type: none">2) Create a fixed walkway along the edge (on pilings) at a level lower than Dorchester Avenue, with lush landscaping, seating areas, railings and other elements. <ul style="list-style-type: none">o Staircase connection to proposed Mt. Washington Avenue pedestrian overpass.o Marina for small boats.	<ul style="list-style-type: none">o To encourage pedestrian traffic between Broadway T to South Station.o A floating Harborwalk will be a unique feature in its own right, the only one of its kind in the entire Harborwalk system. Relative to street level and the buildings around the channel, this walkway will rise and fall with the tide, creating visual variety.o An added feature - its proximity to water level without hazard of flooding.o This would be similar in nature to the proposed walkway over the earlier proposed north-bound tunnel of the Central Artery.

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Site

U.S. Post Office

Proposal

- o Pedestrian bridge/link through P.O. building, connecting the amenities on the Channel to the South Station air-rights development. This link should be continued further to the Leather District and Chinatown.

Comments

- o If U.S. Post Office is relocated, the area should be dedicated to parks and lively retail and restaurant facilities on a pedestrian scale.

South Boston Edge

Boston Wharf District

- o Small plaza around auto cul-de-sac at Necco Court.
- o Continue existing Harborwalk along building to rest of Basin D.

- o Outdoor seating area on a more intimate scale. Envisioned users would be employees and residents of the local area, as well as the general public.

- o Make the above section handicap accessible from Summer Street.

- o Provide pedestrian scale lights along all alleyways in the district.

- o To create a special image while providing a safe local environment for Harborwalk users. (Large scale buildings provide lots of shade and dark areas on and near the water's edge.)

The Channel Building

- o If the present building is renovated or replaced, the existing discotheque/rock-and-roll club use, should be accommodated in any new facility.

- o A unique use that draws young people.

Site

Surface parking areas around
Mt. Washington Avenue

Proposal

o Take advantage of existing openness
by creating a large park with maxi-
mum water frontage - "Artists Park?"

- A park dedicated to working
artists.

- Harborwalk along the water's
edge.

- Sculpture Garden

- Glass enclosed shelters
for artists working in winter

- Potter's Garden

o Working artists add unique quality
to the neighborhood and add to
people's repertoire of things to
do and watch.

Water-Sheet Adjacent to
Proposed "Artist's Park"

o Create a paddle-boat rental facility.

o Moor barges or floating stage for
music and theatre performances.

o Consider an ocean-going rowing shell
facility or a boathouse for rowing.

o Contained nature of Basin D and its
size make this an ideal location for
this activity.

Mt. Washington Avenue

o Extend a light-weight pedestrian
bridge from South Boston edge to
the Downtown Edge and beyond
through the P.O. building.

o Basin D is almost one-half mile
in length; therefore an addi-
tional means of pedestrian access
across the Channel would be
beneficial.

o Light up this bridge.

Comments

o Location of largest artists' com-
munity (300) in the New England area is
a great asset, and public amenities
should be encouraged.

o Similar to Montmartre in Paris.

<u>Site</u>	<u>Proposal</u>	<u>Comments</u>
Mt. Washington Avenue (cont'd)	<ul style="list-style-type: none"> o Announce a competition to design this bridge. o Extend to the proposed "Artist's Park". 	<ul style="list-style-type: none"> o To create an awareness of the area and its recreational potential.
Boston Wharf Extension	<ul style="list-style-type: none"> o Link this section of the neighborhood to the proposed "Artists' Park" by landscaping, including a double row of trees along Mt. Washington Avenue from "A Street." 	
Gillette Parcel	<ul style="list-style-type: none"> o Create a "Gillette Playground" (near Dorchester Avenue) in the existing parking area with ballfields, picnic tables, and other recreational facilities. 	
<u>Basin E</u>	<ul style="list-style-type: none"> o Consider three options: <ol style="list-style-type: none"> 1) Maintain water body, enhance it and create parkland around it. Use the water body as a duck-habitat in the summer and a skating pond in the winter. 	<ul style="list-style-type: none"> o A lushly landscaped entrance park to Basins F & G parkland. Approximately one acre is available.
	or	
	<ol style="list-style-type: none"> 2) Fill up basin and create a larger and more dramatic park, as part of the larger proposed "Channel's End Park." 	<ul style="list-style-type: none"> o Approximately 1½ acres will be added to the above, creating a generous 2½ acre park.
	or	

<u>Site</u>	<u>Proposal</u>	<u>Comments</u>
<u>Basin E (cont'd)</u>	<p>3) Landscape the area for visual interest only. No physical access, but visual relief from expressways and railroad tracks, etc.</p> <p>o Theme of park may be suited to celebrate the Railroad Era, with railroad cars as "sculpture in the garden".</p> <p>- Open-air railroad museum and exhibit area. (Signage explaining history, present and future condition of the railroad system.)</p> <p>o Consider same options in Basin E.</p>	<p>o Old Colony Bridge provides a dramatic and unique backdrop to this park.</p> <p>o To celebrate the existing uses in this area.</p>
<u>Basin F</u>	<p>o Consider same options in Basin E.</p>	<p>o The Old Colony Tracks and the Y-Connector tracks makes this Basin difficult to access.</p> <p>o Whatever option is considered, this Basin will be treated for visual relief only.</p>
<u>Basin G</u>	<p>o Consider same options as in Basins E and F.</p> <p>- A spectacular park or playground with lush landscaping is possible.</p>	<p>o Approximately 5 acres of land around an approximate 4 acre water body, makes this a very attractive parcel to link to the rest of Harborwalk on the Fort Point Channel.</p> <p>o There is presently very little open space in the adjacent residential neighborhoods of South Cove, Chinatown, and South Boston. A large park at the end of the Channel would therefore provide much needed recreational open space for the neighborhood residents as well as employees.</p>

<u>Site</u>	<u>Proposal</u>	<u>Comments</u>
<u>Basin G (cont'd)</u>	<ul style="list-style-type: none"> o Enhance pedestrian access from the neighborhood with crosswalks, lighting under expressway, etc. 	
4† Berkley & Bristol Streets	<ul style="list-style-type: none"> o Enhance pedestrian access from the Chinatown neighborhood via East Berkley and Bristol Streets. 	
Foundry Street	<ul style="list-style-type: none"> o Enhance pedestrian access from Broadway "T" and South Boston via West Fourth St. Bridge and Foundry Street. 	
Near MBTA Railroad Yard	<ul style="list-style-type: none"> o Consider continued pedestrian access from Harborwalk by exploring under/overpass alternatives on the South Shore Railroad line tracks. 	<ul style="list-style-type: none"> o Any under/overpass would have to be wide and carefully designed for it to be safe and attractive at all times and seasons. o Even though this proposal is ambitious, its advantage of access to a large open space (approximately 9 acres of land) in a dense residential area is promising and therefore worth pursuing.
DPW Maintenance Facility	<ul style="list-style-type: none"> o Existing for _____ employees. Access from this building to Basin G is direct, and should be enhanced. 	<ul style="list-style-type: none"> o Views to Back Bay and South End are attractive. ? Check

BASINS A, B & C

Fort Point Channel District (See Figure 4.11)

<u>Site</u>	<u>Proposal</u>	<u>Comments</u>
Hook Lobster	<ul style="list-style-type: none">o Harborwalk with an integrated bikeway.	<ul style="list-style-type: none">o Handicapped ^{for the Handicapped} Ramps should be provided at all grade changes.

7 o Water-dependent facilities such as this should be relocated.

Sheraton

- o Harborwalk

Boston Edison

- o Harborwalk

- o Connection from the overpass on the Expressway to proposed urban plaza at the Channel.

- o Maintain Pearl Street view corridor.

Cheers Restaurant/Office

- o Harborwalk with continuation of an Urban Plaza at the Channel - this urban plaza could be a spot where artists could display work similar to Mont Martre Plaza in Paris.

- o Pedestrian overpass on the Expressway.

- o This is an area that needs activity and with the artists community so close, this place provides an excellent opportunity.

Site

Dorchester Avenue

Proposal

- o Harborwalk with connections to a floating amphitheater located between Congress Street and Summer Street
- o Paddle boats could provide some water-related recreation. This could be provided from the floating barge.

Comments

- o The floating barge could be designed to hold an open amphitheater for lunch and evening performances in theater and dance. A small paddle boat pavilion could be included.

Neptune Lobster

- o Water access for lobster boats must be maintained. However, a walkway along the landside of the business should be provided. This site, when Sleeper Street is relocated, can provide a public plaza with a theme such as Lobster Park.

- o This business is planning to expand the outdoor cafe facilities. Relocation of the freezer would provide adequate space for the needed sloping of passage way under New Northern Avenue Bridge.

Summer Street Bridge

- o Provision for bicycle travel can be provided through stenciling.
- o Bridge structure should be lit at night.

- o Sidewalks exist on both sides of the bridge, however, the width cannot provide a bike path. A segregated lane on the roadbed would be adequate.
- o To emphasize its design and the variation in designs in the Channel.

Site

Proposal

Comments

Congress Street Bridge

- o Provision for bicycle travel can be provided through stenciling.
- o Bridge structure should be lit at night.

o Sidewalks exist on both sides of the bridge, however, the width cannot provide a bike path. A segregated lane on the roadbed would be adequate.

New Northern Avenue Bridge

- o Continuous pedestrian and bicycle connection is recommended. The bridge could provide pullouts (such as Longfellow Bridge) for sitting and viewing the Channel.

o This bridge is in the design development phase of planning.

Olympic/Channel Buildings

- o Existing concrete Harborwalk provides covered connection from Congress Street to Summer Street along a concrete walkway.

o This area has dramatic existing grade changes where handicapped access should be provided.

Children's Museum

- o Existing boardwalk provides Harborwalk and an urban plaza for gathering. However, a more carnival like atmosphere with jugglers, magicians, etc., could provide luncheoners and children with impromptu entertainment on an adjacent stage on the water.

o Existing spaces provide some activity but enhancement of amenities should take place.

<u>Site</u>	<u>Proposal</u>	<u>Comments</u>
Children's Museum (cont'd)	<ul style="list-style-type: none"> o Systematic crosswalks at both ends of Congress Street Bridge would facilitate crossing Congress Street. 	
Victoria Station Restaurant	<ul style="list-style-type: none"> o Provide at least a 35' harbor-walk on the Channel side of building. 	<ul style="list-style-type: none"> o Some space is needed for an outdoor cafe and connection from the Northern Avenue Bridge to the museums.
Sleeper Street	<ul style="list-style-type: none"> o Provide adequate sidewalks. 	
Farrell Ocean Services	<ul style="list-style-type: none"> o At the site of this present business ^{where} the New Northern Avenue Bridge will touch down to its South Boston bank abutment, a passageway should be provided that has 2 levels with at least 10' headroom clearance. 	<ul style="list-style-type: none"> o This passageway is in the design development phase of planning.

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